

## **TOWN OF STOW PLANNING BOARD**

Minutes of the December 18, 2008, Planning Board Meeting.

Present: Planning Board Members: Ernest E. Dodd, Laura Spear, Kathleen Willis, Leonard Golder and Steve Quinn

Associate Member: Lori Clark (Non-Voting Associate)

Planning Coordinator: Karen Kelleher

The Meeting was called to order at 7:00 p.m.

### **CORRESPONDENCE**

### **PUBLIC INPUT - None**

### **PLANNING BOARD MEMBERS' UPDATES**

Village Center Public Forum, Bolton – Planning Board Members Laura Spear, Ernie Dodd and Kathleen Willis and Planning Coordinator Karen Kelleher attended a Village Center Public Forum in the Town of Bolton. The UMass-Amherst Bolton Village Center Design Team presented their final results on a Village Center Plan. Members found it interesting that a Community Building was included in the Plan. Ernie Dodd and Steve Quinn said it would be helpful to hold joint meetings with surrounding towns to share ideas.

Laura Spear reported that the Community Preservation Committee is meeting on Monday night. The Historical Commission asked for funding (approximately \$9,000.00) to update its historic house inventory. Other than the request for shared funding to update Stow's Housing Production Plan, the Community Preservation Committee has not received any requests for affordable housing.

### **COORDINATOR'S REPORT**

Karen Kelleher reported on ongoing activities in the Planning Department:

- Street Acceptance Plans and Documents have been submitted for Cider Mill Road.
- Street Acceptance Documents have been submitted for the remainder of the Wildlife Woods Subdivision.
- We also need to follow up on Kettell Plain Road. The Board reviewed the As-Built Plan prepared by Inland Survey in response to the Board's RFP. After review of the As-Built Plan, the Board requested additional information on the Plan. Inland Survey responded that there would be an additional cost for the additional information and would respond in writing.
- Lucille King advised that the Stow Municipal Housing Trust will be looking at her Lower Village property.
- Karen Kelleher said she also heard a rumor that the Stow Municipal Affordable Housing Trust received a response to their RFP from Whitney Homestead property owner. Laura Spear noted that it seems like the Council on Aging doesn't want to wait for Pompositticut School to become available. It was noted that there are other needs for Pompositticut School, such as possible future school use or a library. It was also noted that there is still no sure plan for the proposed addition/renovation plan for Center School.

Len Golder arrived at this point in the meeting.

## **COMMUNITY PRESERVATION ACT**

Kathleen Willis reported on the Joint Boards meeting sponsored by the Board of Selectmen concerning the Community Preservation Act. The purpose of the Joint Boards Meeting was to solicit input from Boards and Committees on the Town's Community Preservation Act (CPA) property tax surcharge in light of the present financial situation and the projected constraints for FY 2010. It was generally agreed that it would be helpful for attendees to bring the questions back to their respective committees and vote positions on the surcharge.

Planning Board Members are all in support of maintaining the 3% CPA surcharge. Even though Stow will not be getting 100% matching funds, it is still a good return on investment for the Town. Ernie Dodd noted that although the market is down, it will eventually change. The State is also looking at alternative funding.

***Ernie Dodd moved to send a letter to the Board of Selectmen recommending that the Town maintain status quo. The motion was seconded by Kathleen Willis. Len Golder said he agrees. He doesn't see how a reduction in the surcharge would be such a great savings for residents and if reduced, he questions whether Stow would ever get back to the 3%. It was noted that the savings to the average taxpayer would be approximately \$100.00 per year. Steve Quinn said it is good business to maintain status quo. The motion carried by a unanimous vote of five members present (Laura Spear, Kathleen Willis, Ernie Dodd, Len Golder and Steve Quinn).***

## **HIGHGROVE ESTATES PRELIMINARY PCD/SUBDIVISION – DRAFT DECISION**

Members reviewed and amended the Draft Decision for the Highgrove Estates Preliminary PCD/Subdivision.

***Kathleen Willis moved to deny the Highgrove Estates Preliminary PCD/Subdivision. The motion was seconded by Ernie Dodd. Len Golder suggested including Bruce Fletcher's recommendation for hammerhead lots rather than a subdivision. Some members noted concern that it would create more disturbance because there would be more driveways cut into the hill. Members didn't think it would be appropriate to suggest an alternative development scheme in the Decision. Ernie Dodd said the major problem with this site is water and any disturbance will compound the water issue for the surrounding neighbors. He doesn't know how that issue can be solved. He hasn't seen anything presented that would protect the neighbors. Len Golder said the major problem is the slope. The motion carried by a vote of five members present (Laura Spear, Kathleen Willis, Len Golder, Ernie Dodd and Steve Quinn).***

Karen Kelleher will prepare the final decision.

***Ernie Dodd moved to authorized Laura Spear and Kathleen Willis to review the final draft before it is filed with the Town Clerk. The motion carried by a vote of four in favor (Kathleen Willis, Len Golder, Ernie Dodd and Steve Quinn) and one abstention (Laura Spear).***

## **UPCOMING MEETINGS**

The next scheduled meeting is January 6, 2009.

## **ADJOURNMENT**

The meeting adjourned at 10:00 p.m.

Respectfully submitted,  
Karen Kelleher, Planning Coordinator